

15th January 2019

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Hybrid application comprising of outline application for the principle of employment uses B1-B8.

Full application for Class B8 warehouse with fuel island & car parking (Unit 2), 2 No. Class B1/B8 employment units with associated parking & servicing (Units 6 & 7), Class A1 retail food store with car parking & servicing (Unit 9), 2 No. drive thru units with car parking & servicing (Units 4 & 5), car showroom, workshops (Including MOT testing), vehicle storage, external display areas, service areas & parking (Unit 8) together with access roads, associated ground & engineering works, landscaping & ancillary works. This application affects the character & appearance of the Shripney Conservation Area & a Public Right of Way.

Salt Box Field Land off Rowan Way Bognor Regis

Thank you for your internet representation made on 14th January 2019 which has been recorded as '**an objection**' with the comments as follows:

Members considered Planning Application BE/135/18/PL and RESOLVED to OBJECT to the application as they felt that the infrastructure is not in place to support the development.

Although the Town Council support the growth and the development of the Salt Box Field, it is with reluctance that Members Object to this application on the grounds that the road plan has been ill thought out with no mitigation measures to ease current or future congestion. At present any disruption on the A259 in surrounding areas such as Chichester and Littlehampton, coming in to Bognor Regis, has a knock-on effect that this development would only exacerbate.

The Town Council has grave concerns about the impact of the significant extra traffic that will be generated in the surrounding areas and request that ADC and WSCC Highways further investigate options for a road through Salt Box Field, bypassing Rowan Way to ease the impending effect of further development/road congestion.

The Travel Plan suggests this will be mitigated to an extent by less out commuting due to job creation. The Town Council requests that the Travel Plan be scrutinised by Councillors, before permission is given for this to go ahead, since it is believed that the reality of adding these additional buildings and retail units will only serve to further gridlock the access and egress into Bognor Regis, as well as increasing the likelihood of accidents in the area. Bognor Regis Town Council feels that the impact will be so great that it warrants proper detailed scrutiny with a robust, objective and honest approach as to how it will affect residents and visitors to the Town.

Bognor Regis Town Council would like to be absolutely certain that thorough consideration has been given to the likely impact of this proposal to the local and wider area, in terms of traffic flows and infrastructure. Members would like to be confident that, in allowing further retail and employment, whilst being of benefit, does not create a gridlocked area on the

northern route out of the Town, nor upon those entering Bognor Regis via the A29. Members would like to be certain that the proposed layouts are the optimum ones to avoid gridlock and traffic jams and that there are no better alternatives.

Furthermore, Members noted that the application goes against Bersted Neighbourhood Development Plan Policy GA3.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning